

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY, CALIFORNIA
AND RECORD OF ACTION**

92

February 24, 2004

**FROM: THOMAS R. LAURIN, DIRECTOR
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT**

**SUBJECT: AMENDMENT NO. 2 TO AGREEMENT NO. 02-842 WITH CENTRAL CITY
LUTHERAN MISSION (CCLM) FOR SECURITY AND REHABILITATION
IMPROVEMENTS TO CCLM'S SUPPORTIVE HOUSING PROGRAM FACILITY**

RECOMMENDATION: 1) Approve Amendment No. 2 to Agreement No. 02-842 with Central City Lutheran Mission (CCLM), a Community Housing Development Organization (CHDO), for security and rehabilitation improvements to CCLM'S Supportive Housing Program Facility in the City of Rialto; and, 2) Authorize disbursement of HOME Program funds to CCLM in accordance with the Amendment in amount not to exceed \$50,000, for a total disbursement of \$450,000.

BACKGROUND: The Board of Supervisors authorizes the use of HOME funds for the acquisition, rehabilitation, and/or new construction of affordable housing pursuant to the federal HOME Program, which is administered by the Department of Economic and Community Development (ECD) for the County's unincorporated area and consortium member cities within the geographical boundary of San Bernardino County.

On August 13, 2002 the Board of Supervisors approved Agreement No. 02-842 which obligated \$325,000 in HOME funds for the purchase and rehabilitation of seven (7) units of affordable housing in the City of Rialto. The County provided the HOME funds for this project in response to an ongoing expressed need for very low-income housing that cannot be financed through routine means. This project utilized County of San Bernardino HOME Program funds to purchase and rehabilitate the seven (7) units and a Department of Housing and Urban Development (HUD) Supportive Housing Program Grant which provides for counseling, case management and education services for the program participants, to help address the critical need for very low-income housing in the City of Rialto and serve the residents in the area.

The additional HOME funds have been requested by CCLM to provide for security fencing and lighting, and installation of a new Heating, Ventilation, and Air Conditioning (HVAC) system. This project meets HOME Program Regulations and is consistent with the housing needs identified in the County of San Bernardino's Consolidated Plan.

This action will authorize an additional disbursement for this project of HOME program funds in an amount not to exceed \$50,000 for a total disbursement of \$450,000 to CCLM for acquisition and rehabilitation of two (2) affordable rental-housing complexes, three (3) units located at 539 West Shamrock Street and four (4) units located at 349 West Jackson Street in the City of Rialto. The County HOME Loan of \$450,000 will be secured by a Deed of Trust in which the County is in 1st position. The terms of the loan will remain at twenty (20) years, at 3% interest, with loan payment for the first five (5) years deferred, and repayment amortized over fifteen (15) years.

Record of Action of the Board of Supervisors

92

AMENDMENT NO. 2 TO AGREEMENT NO. 02-842 WITH CENTRAL CITY LUTHERAN MISSION (CCLM) FOR SECURITY AND REHABILITATION IMPROVEMENTS TO CCLM'S SUPPORTIVE HOUSING PROGRAM FACILITY

February 24, 2004

Page 2 of 2



The COUNTY shall extend the deferment for an additional five (5) year period if all terms and conditions set forth in this Agreement have been met. The entire loan shall be forgiven if all terms and conditions set forth in said Agreement are met for the entire 20 year period of affordability.

REVIEW AND APPROVAL BY OTHERS: Amendment No. 2 to Agreement No. 02-842 was reviewed and approved by Deputy County Counsel, Michelle D. Blakemore (909-387-5455) on February 3, 2004; the County Administrative Office, Patricia M. Cole, Administrative Analyst III (909-387-5346) on February 6, 2004; and the Department of Economic and Community Development's Contract Compliance Designee, David Larsen (909-388-0959) on February 9, 2004.

FINANCIAL IMPACT: Funds have been budgeted in the Department's HOME Program budget (SAS-ECD). This action will have no effect on the County General Fund or the Community Development Block Grant.

COST REDUCTION REVIEW: The County Administrative Office has reviewed this agenda item and concurs with the department's proposal and recommends this action based on the action is fully funded by federal HOME program funds that are intact and not in jeopardy for fiscal year 2003-04.

SUPERVISORIAL DISTRICTS: 5th.

PRESENTER: Thomas R. Laurin, Director, 388-0808.

